

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 35 Orange Tree Close

, Chelmsford, CM2 9ND

Offers in excess of £325,000



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## Entrance Hall

4' x 3'9 (1.22m x 1.14m)

Entrance door, stairs to first floor, radiator.

## Living Room

12' x 10'4 (3.66m x 3.15m)

Window to front, feature fireplace, radiator, wood effect flooring, open to

## Kitchen/Diner

14'11 x 9'3 (4.55m x 2.82m)

Patio doors, window and further door to rear. Range of fitted units to eye and base level, integrated fridge/freezer, space and plumbing for washing machine and oven. Work surfaces incorporate sink unit with mixer taps. Breakfast bar, Part tiled walls, radiator, wood effect flooring.

## First Floor

### Landing

5'8 x 4'3 (1.73m x 1.30m)

Stairs to ground floor, access to loft.

### Bedroom One

11'11 x 10'5 (3.63m x 3.18m)

Window to front, radiator, two fitted cupboards, carpet.

### Bedroom Two

9'4 x 8'11 (2.84m x 2.72m)

Window to rear, radiator, carpet.

### Bathroom

5'8 x 4'7 (1.73m x 1.40m)

Window to rear, shower cubicle, close coupled WC, wash hand basin, part tiled walls, radiator.

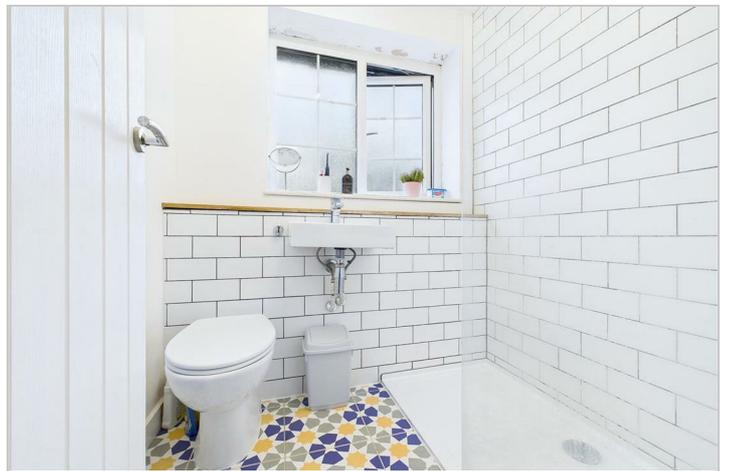
## Exterior

## Front Garden

Mainly lawned, leading to front door.

## Rear Garden

Paved patio door, remainder laid to lawn, fencing to boundaries.



Road Map



Hybrid Map



Terrain Map



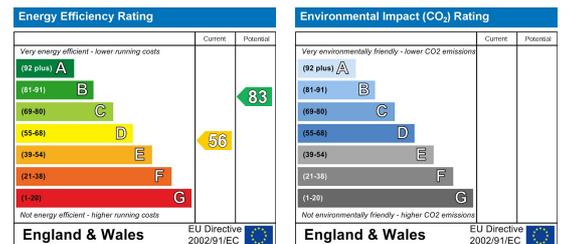
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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